

REV.	DATE	BY	APP'D	DESCRIPTION

LOCUS MAP : SCALE 1" = 2083'

DATE: SEPT. 15, 2020
DRAWN BY: JH
CHECKED BY: RAB
JOB NO.: 20-9533
SCALE: 1" = 30'

FOR REGISTRY USE ONLY

"I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS."  
 THE CERTIFICATION MADE HEREON IS INTENDED TO MEET THE REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.

ABUTTERS SHOWN ARE ACCORDING TO THE TOWN OF WAREHAM TAX ASSESSMENT RECORDS  
 RAB 9/22/20  
 ROBERT A. BRAMAN, JR.  
 P.L.S. # 45850

APPROVED BY:

TOWN OF WAREHAM  
 APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

WAREHAM PLANNING BOARD  
 DATE \_\_\_\_\_

THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS FOR ALL LOTS AFFECTED.

THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH THE WAREHAM ZONING BY-LAWS IN ACCORDANCE WITH DIVISION VI, ARTICLE I AND ITS IMPLEMENTING WETLANDS PROTECTION REGULATIONS AS WELL AS MASSACHUSETTS WETLAND PROTECTION ACT, M.G.L. CH. 131, §40 AND ITS IMPLEMENTING REGULATIONS, 310 CMR 10.00 FOR ALL LOTS AFFECTED.

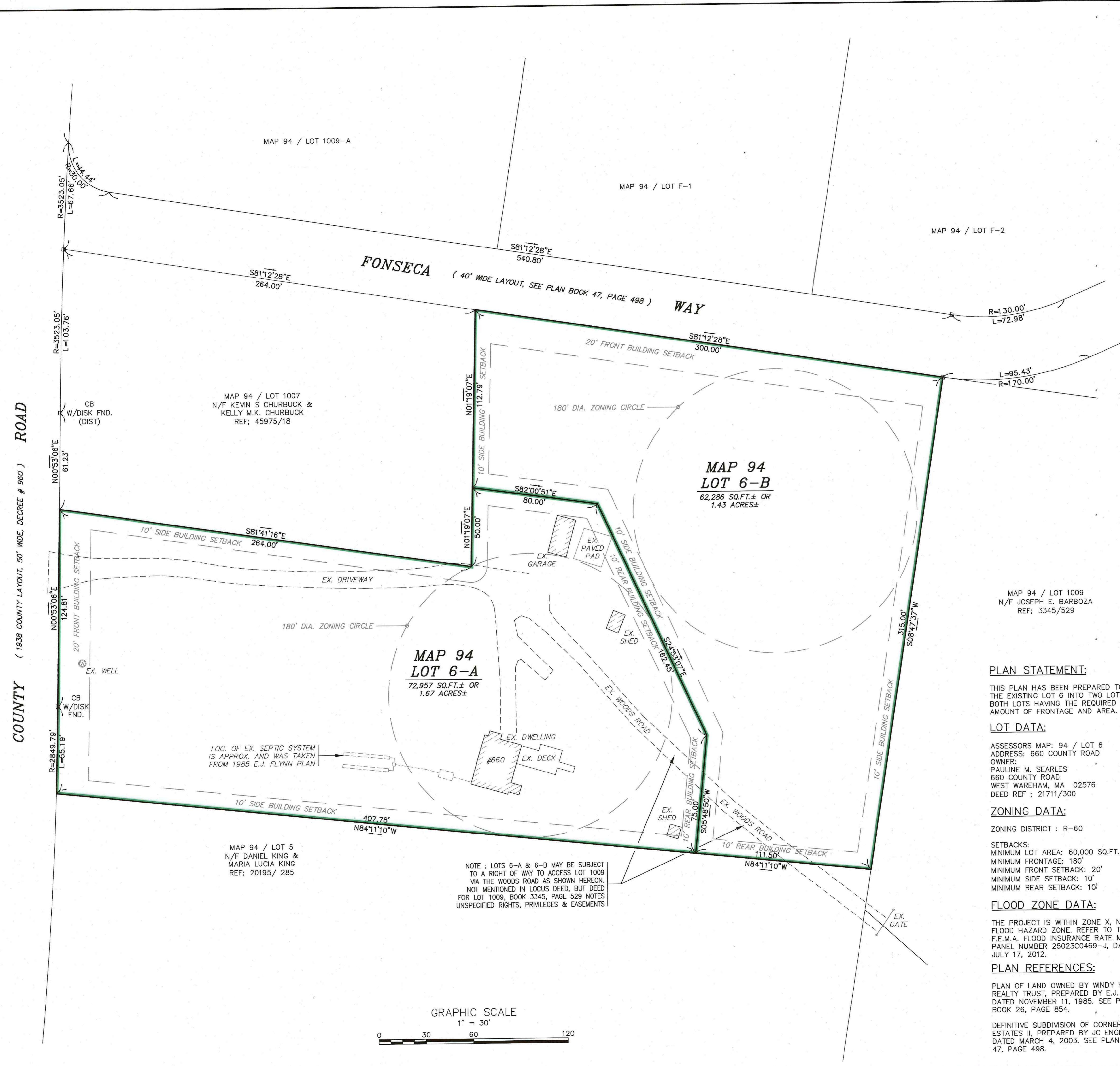
THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH THE EARTH REMOVAL REGULATIONS IN ACCORDANCE WITH DIVISION IV, ARTICLE III OF THE TOWN BY-LAWS FOR ALL LOTS AFFECTED.

THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH THE EARTH REMOVAL REGULATIONS IN ACCORDANCE WITH DIVISION IV, ARTICLE III OF THE TOWN BY-LAWS FOR ALL LOTS AFFECTED.

**G.A.F. ENGINEERING, INC.**  
 PROFESSIONAL ENGINEERS & LAND SURVEYORS  
 266 MAIN STREET - WAREHAM, MA 02571  
 TEL: (508) 295-6600 FAX: (508) 295-6634  
 E-MAIL: gaf@caf-eng.com

**APPROVAL NOT REQUIRED**  
 PLAN OF LAND  
 WAREHAM, MA  
 PREPARED FOR:  
**PAULINE SEARLES**  
 660 COUNTY ROAD  
 WAREHAM, MA

JOB NO.: 20-9533  
 DWG. 1 OF 1



MAP 94 / LOT 1009  
 N/F JOSEPH E. BARBOZA  
 REF: 3345/529

**PLAN STATEMENT:**

THIS PLAN HAS BEEN PREPARED TO DIVIDE THE EXISTING LOT 6 INTO TWO LOTS, WITH BOTH LOTS HAVING THE REQUIRED MINIMUM AMOUNT OF FRONTAGE AND AREA.

**LOT DATA:**

ASSESSORS MAP: 94 / LOT 6  
 ADDRESS: 660 COUNTY ROAD  
 OWNER:  
 PAULINE M. SEARLES  
 660 COUNTY ROAD  
 WEST WAREHAM, MA 02576  
 DEED REF : 21711/300

**ZONING DATA:**

ZONING DISTRICT : R-60

SETBACKS:  
 MINIMUM LOT AREA: 60,000 SQ.FT.  
 MINIMUM FRONTAGE: 180'  
 MINIMUM FRONT SETBACK: 20'  
 MINIMUM SIDE SETBACK: 10'  
 MINIMUM REAR SETBACK: 10'

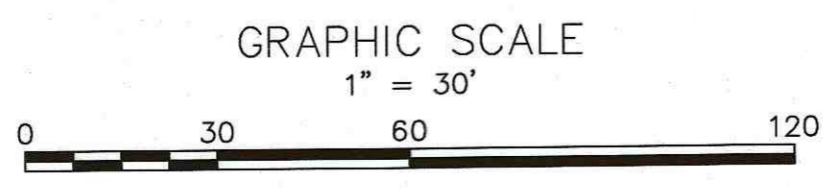
**FLOOD ZONE DATA:**

THE PROJECT IS WITHIN ZONE X, NOT A FLOOD HAZARD ZONE. REFER TO THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NUMBER 25023C0469-J, DATED: JULY 17, 2012.

**PLAN REFERENCES:**

PLAN OF LAND OWNED BY WINDY HILL REALTY TRUST, PREPARED BY E.J. FLYNN, DATED NOVEMBER 11, 1985. SEE PLAN BOOK 26, PAGE 854.

DEFINITIVE SUBDIVISION OF CORNERSTONE ESTATES II, PREPARED BY JC ENGINEERING, DATED MARCH 4, 2003. SEE PLAN BOOK 47, PAGE 498.



MAP 94 / LOT 5  
 N/F DANIEL KING &  
 MARIA LUCIA KING  
 REF: 20195/ 285

NOTE ; LOTS 6-A & 6-B MAY BE SUBJECT TO A RIGHT OF WAY TO ACCESS LOT 1009 VIA THE WOODS ROAD AS SHOWN HEREON. NOT MENTIONED IN LOCUS DEED, BUT DEED FOR LOT 1009, BOOK 3345, PAGE 529 NOTES UNSPECIFIED RIGHTS, PRIVILEGES & EASEMENTS

1838 COUNTY LAYOUT, 50' WIDE, DECREE # 960 )  
 COUNTY ROAD